

STAFF REPORT
August 25, 2005

No. 05PD052 - Major Amendment to the Planned Residential Development to allow a reduced front yard setback **ITEM 34**

GENERAL INFORMATION:

PETITIONER	Jared Tordsen
REQUEST	No. 05PD052 - Major Amendment to the Planned Residential Development to allow a reduced front yard setback
EXISTING LEGAL DESCRIPTION	Lots 59 and 60, Woodridge Subdivision, NE1/4, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .16 acres
LOCATION	Adjacent to the north side of Parkwood Road
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	7/21/2005
REVIEWED BY	Todd Tucker / Michelle Horkey / Marcia Elkins

RECOMMENDATION:

Staff recommends that the Major Amendment to the Planned Residential Development to allow a reduced front yard setback be approved with the following stipulations:

1. Prior to initiation of construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy of the structures;
2. The uses allowed within the Planned Commercial Development shall be limited to a single family residence. Any change in use will require approval of a Major Amendment to the Planned Commercial Development;

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3. A minimum front yard setback of 15 feet shall be provided in front of the structure located on the subject property. In addition, a minimum front yard setback of 18 feet shall be provided in front of the garage door for any garages provided on the subject property;
4. Prior to Planning Commission approval, a grading and drainage plan shall be submitted showing spot elevations for the proposed retaining wall and contours at a minimum of two foot intervals;
5. An elevation certificate shall be provided after the house is constructed to insure that the house was constructed according to the drainage analysis;
6. Prior to issuance of a Building Permit, a drainage easement shall be recorded with the Pennington County Register of Deeds and documentation provided to the City if the applicant proposes reroute the existing drainage;
7. Prior to issuance of a Building Permit, a site plan showing the location of the existing fire hydrants shall be submitted for review and approval;
8. All applicable provisions of the International Fire Code shall be continually met; and,
9. The Major Amendment to the Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years; and
10. **The reduction in the density of development is hereby authorized as a minimal development.**

GENERAL COMMENTS: This request was continued at the August 4, 2005 Planning Commission meeting to allow the corrected legal advertisement to be published. The subject property is located on the north side of Parkwood Road west of Woodridge Drive and south of Flormann Street. The subject property is located within the Woodridge Subdivision which was approved as a Planned Residential Development (PRD #66) by the City Council on August 1, 1972. The subject property is currently void of any structural development. The applicant is proposing to construct a single family residence on the subject property. The applicant is seeking approval of a Major Amendment to the Planned Residential Development to allow a reduced front yard setback from the required 25 feet to 15 feet.

STAFF REVIEW: Staff has reviewed the proposed Major Amendment to the Planned Residential Development and has noted the following issues:

Building Permit: Staff noted that a Building Permit must be obtained prior to initiation of construction, and that a Certificate of Occupancy must be obtained prior to occupying the building.

Design Features: The submitted site plan identifies the proposed single family residence will be a two story structure with an 1,680 square foot footprint. The submitted elevation drawings show that the proposed structure will have siding on the exterior with stone wainscoting near the entrance.

Setbacks: The applicant has requested that the minimum required front yard setback along Parkwood Road be reduced from 25 feet to 15 feet to the residence. Staff noted the Planning Commission and City Council have supported a reduction of front yard setbacks in

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other Planned Residential Developments with a minimum front yard setback of 15 feet for the dwelling unit portion of the structures. As such, staff recommends a minimum front yard setback of 15 feet in front of the residence be provided. The applicant's site plan shows that the garage doors will be located on the west side of the garage providing a minimum 18 foot parking apron on the subject property.

Grading and Drainage: Staff noted that a grading and drainage plan must be submitted showing spot elevations for the proposed retaining wall and contours at a minimum of 2 foot intervals. Staff noted that an elevation certificate must be provided after the house is constructed to insure that the house was constructed according to the drainage analysis.

Staff also noted that an existing prescriptive drainage easement is located on the subject property as the existing lot was platted from a drainage area. However, the proposed structure is located on a portion of the lot not located in the drainage area. Prior to issuance of a Building Permit, a drainage easement must be recorded with the Pennington County Register of Deeds and documentation provided to the City showing the easement if the applicant is proposing to reroute the existing drainage.

Fire Safety: Staff noted that a site plan showing the location of the existing fire hydrants must be submitted for review and approval prior to issuance of a Building Permit. Staff also noted that the proposed development must comply with all applicable provisions of the International Fire Code.

Notification: As of this writing the required sign has not been posted on the property and the receipts from the required notification of surrounding property owners have not been returned. Staff will notify the Planning Commission at the August 4, 2005 Planning Commission meeting if these requirements have not been met.

Change in use: The original Planned Residential Development authorized a two unit townhouse on the property. The applicant is now proposing to construct a single family residence on the property constituting a change in the density of development. Staff recommends approval of the minimal amendment to authorize the reduction in density, in addition to the major amendment authorizing a reduced front yard setback.